



# CITY of COLDWATER

Henry L. Brown Municipal Building

One Grand Street

Coldwater, Michigan 49036

(517) 279-9501 [www.coldwater.org](http://www.coldwater.org)

March 31, 2015

**Branch District Library**

10 E Chicago Street

Coldwater, MI 49036

**RE: Local Development Finance Authority**

The City of Coldwater will consider the establishment of a local development finance authority district to foster the development within the proposed district, according to Public Act 281 of 1986, as amended, and to designate its boundaries. You are being notified pursuant to MCL 125.2154.

Enclosed you will find a copy of Resolution No. 15-07, adopted March 23, 2015, by the City of Coldwater, to express intent to establish a local development finance authority district and to set the date and time for public hearing on creation of the district. The real property to be incorporated into the new district is that described in the resolution, and as proposed, would include all of the property recently annexed to the City of Coldwater under the PA 425 Agreement with Coldwater Township.

Pursuant to this resolution, the City of Coldwater will hold a Public Hearing on Monday, April 27, 2015, at 5:30 p.m. in the Henry L. Brown Municipal Building, Council Chamber, 2<sup>nd</sup> Floor, One Grand Street, Coldwater, Michigan, 49036. At this time Council will hear any comments you care to make.

Should you have any questions regarding this matter, please contact Deb Sikorski, City Assessor, at (517) 279-9501.

Sincerely,

Susan E. Heath, CMC

City Clerk

Enclosure

**RESOLUTION NO. 15-07**

**A RESOLUTION TO EXPRESS INTENT TO ESTABLISH A LOCAL DEVELOPMENT FINANCE AUTHORITY DISTRICT AND TO SET THE DATE AND TIME FOR PUBLIC HEARING ON CREATION OF THE DISTRICT**

**WHEREAS**, the Local Development Financing Act, Act 281 of the Public Acts of Michigan of 1986, as amended specifically by Act 248 of the Public Acts of Michigan of 2000, as amended, MCL 125.2151 *et seq.* (collectively, the Act) authorizes the City of Coldwater (the City) to establish a local development finance authority, and to designate the boundaries of an authority district pursuant to the Act to foster the development; and

**WHEREAS**, the City established the Local Development Finance Authority ("LDFA") by resolution on September 25, 1988, following publication, first class mail notice to the taxing jurisdictions and all owners within the then proposed District, and a public hearing; and

**WHEREAS**, the City has identified an area within the City as indicated on the attached Exhibit A which it proposes be designated as an LDFA district (the "District"); and

**WHEREAS**, in order to comply with the requirements of the Act, the City Council wishes to express its intent to establish a District and designate the boundaries of an authority district and to set the time and date for a public hearing regarding same.

**THEREFORE**, the City Council resolves as follows:

1. The City Council intends to establish a new LDFA District pursuant to the Act to include all of the real property within the boundaries identified in the attached Exhibit A.
2. A public hearing will be held on Monday, April 27, 2015, at 5:30 p.m., local time, to consider the establishment of the proposed District and designate its boundaries.
3. Notice of the public hearing shall be given in accordance with the Act by publication twice in the *Daily Reporter*, a newspaper of general circulation in the City, no less than 20 days nor more than 40 days before the hearing.
4. Notice of the public hearing shall also be mailed to property tax payers of record within the proposed District and by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture for tax increment revenues for the proposed District not less than 20 days before the hearing nor more than 40 days before the hearing.

5. All resolutions in conflict in whole or in part are revoked to the extent of such conflict.

YES: 7

NO: 0

RESOLUTION DECLARED ADOPTED.

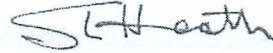
Dated: 3-23-15



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Susan E. Heath, City Clerk

CERTIFICATE

I, the undersigned, the City Clerk of the City of Coldwater, Branch County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Coldwater City Council at a meeting held on the 23 day of March, 2015. I further certify that the public notice of the meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.



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Susan E. Heath, City Clerk

**EXHIBIT "A"**  
Legal Description

**Land in the Township of Coldwater, Branch County, Michigan.**

The West 5/8 of the Northwest quarter of Section 1 in Town 6 South of Range 6 West, EXCEPTING land described in Liber 300, Page 64A sold to James Wesley Pifer and wife, and ALSO EXCEPTING land described in Liber 300, Page 65 sold to George Wesley Pifer and wife, ALSO EXCEPTING land described in Liber 306, Page 70 sold to Donald B. Mason and wife and ALSO EXCEPTING that part of the West Five-Eighths (5/8) of the Northwest fractional quarter of Section 1, Town 6 South, Range 6 West, described as follows: Beginning at an iron stake on the North line of said Section 1, due East 692.00 feet from the Northwest corner of said Section 1, and running thence from this point of beginning for the parcel herein described South 00°16'00" East 345.12 feet; thence due East 50.50 feet, thence South 00°16'00" East 230.44 feet; thence due East 953.61 feet to East line of the West 5/8 of the Northwest fractional quarter of Section 1, thence North 00°16'00" West 255.56 feet, along the East line of the West 5/8 of the Northwest fractional quarter of said Section 1 aforesaid, to a point that is 320 feet South of the North line of said Section 1; thence due West 408.39 feet, parallel with the North line of said Section 1, thence North 00°16'00" West 320.00 feet, to the North line of said Section 1, thence due West 595.72 feet, along the North line of said Section 1, to the point of beginning.

**Tax Code No. 12-070-001-100-015-00**

**Land in the Township of Coldwater, Branch County, Michigan.**

The West forty (40) acres of the Southwest quarter of Section 1, Town 6 South, Range 6 West, Coldwater, Branch County, Michigan.

**Tax Code No. 12-070-001-300-005-00**

**Land in the Township of Coldwater, Branch County, Michigan.**

The North half of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 2, Township 6 South of Range 6 West, EXCEPT land sold to the Michigan State Highway Commissioner by Warranty Deed recorded March 1, 1965 in Liber 302, Page 499, Branch County Register's Office. ALSO EXCEPT land sold to Sieradzki Investment Co., by Warranty Deed recorded April 9, 1969 in Liber 314 on Page 565A Branch County Records. ALSO INCLUDING all that part of the East 1/2 of the Southwest 1/4 of Section 2, Town 6 South, Range 6 West, Coldwater Township, Branch County, Michigan, which lies Easterly of a line 103 feet Easterly of (measured at right angles) and parallel to a line described as Beginning at a point on the South line of said Section 2 which is North 89°46'52" West a distance of 391.61 feet from the South 1/4 corner of said Section 2; thence North 07°56'33" East a distance of 501.86 feet to the point of curvature of a 22,918.32 radius curve to the left (chord bearing North 03°54'43" East); thence Northerly along the arc of said curve 3224.44 feet to a point of ending. EXCEPTING therefrom the North 900 feet. ALSO EXCEPTING the South 75 feet.

**Tax Code No. 12-070-002-200-005-00**

**Land in the Township of Coldwater, County of Branch, State of Michigan, to wit:**

Beginning at a point that is North 89°54'43" East 826.49 feet from the North 1/4 post of Section 2, Town 6 South, Range 6 West; thence South 00°05'17" East 60 feet; thence South 44°54'43" West along I-69 right of way fence 233.34 feet; thence South 00°05'17" East 248.62 feet; thence South 34°52'53" West 72.46 feet; thence North 89°54'43" East 606.53 feet; thence North 00°05'17" West 533 feet; thence South 89°54'43" West 400 feet to place of beginning, excepting highway right of way.

**Tax Code No. 12-070-002-200-010-00**

**Land in the Township of Coldwater, Branch County, Michigan.**

The Southwest 1/4 of the Northeast 1/4 of Section 2, Town 6 South, Range 6 West, EXCEPTING therefrom land taken for interstate 69 as described in Liber 305, Page 342A, Branch County Register's Office.

**Tax Code No. 12-070-002-200-015-00**

**Land in the Township of Coldwater, Branch County, Michigan.**

The Southeast quarter of Section 2, Town 6 South, Range 6 West, Coldwater, Branch County, Michigan. EXCEPT land conveyed in Warranty Deed to the Michigan State Highway Commission recorded on March 1, 1965 in Liber 302, Page 499, in the Branch County Register's Office.

**Tax Code No. 12-070-002-400-005-99**